

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Street and Alley Vacation #02013 **DATE:** October 15, 2002

PROPOSAL: To vacate West Q Street from NW 27th east 506.1 feet.

LAND AREA: 25,150 square feet, more or less.

CONCLUSION: In conformance with the 2025 Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: West Q Street from NW 27th east 506.1 feet.

LOCATION: Generally located 600' north of West O Street off NW 27th Street.

APPLICANT: Tom Kennedy
Meadowbrook Properties, LTD.
6011 L Street
Omaha, NE 68117
(402)734-0590

OWNER: Tom Kennedy
Meadowbrook Properties, LTD.
Lot 210 IT

Nebraska Department of Roads
Lots 10 and 11, Ruben Place

CONTACT: Tom Kennedy
(402)734-0590

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped, Interstate	R-2, Residential, AG, Agricultural
South:	Mobile home park, hotel	R-2, Residential, H-3, Highway Commercial
East:	Homestead Expressway	R-2, Residential
West:	Warehouses, residential	H-3, Highway Commercial

COMPREHENSIVE PLAN SPECIFICATIONS: West Q Street is classified as a local road in the 2025 Comprehensive Plan (Page F-103), which are classified as streets

“composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility and generally exhibit the lowest traffic volumes.” (Page F-105)

UTILITIES: Alltel has an existing overhead cable at the west end of the requested vacated area. A permanent easement should be granted for this facility over the west 20 feet of the proposed vacated area,

ANALYSIS:

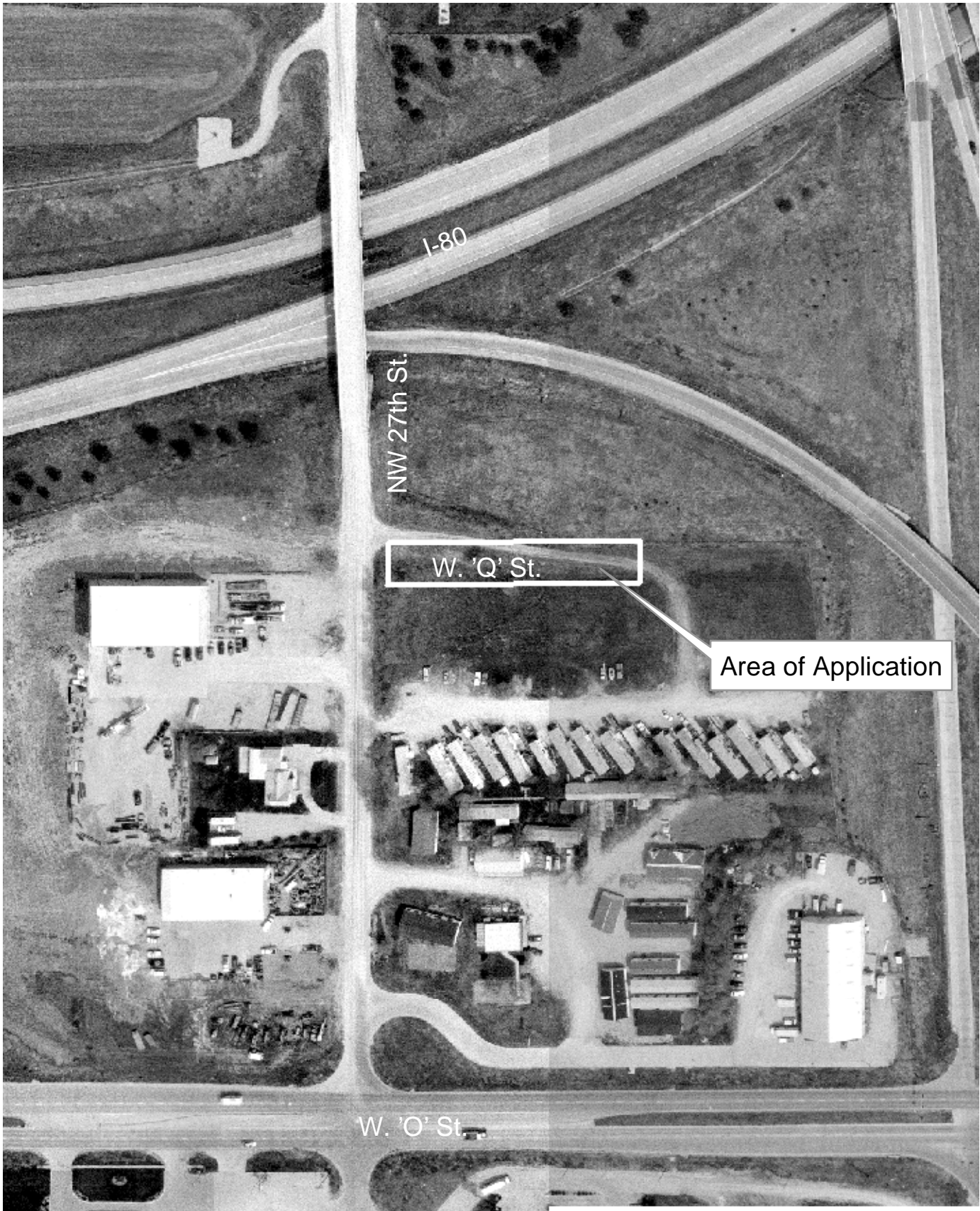
1. This is a request to vacate West Q Street east from NW 27th approximately 500 feet. The owner of Lot 210 Irregular Tract on the south side of the right-of-way filed the vacation request with the Public Works & Utilities Department. The Nebraska Department of Roads owns Lots 7-11, Ruben Place Addition on the north side of the right-of-way which front upon West Q and NW 27th Streets. The vacation will leave Lot 11, Ruben Place Addition without frontage and access. An administrative final plat is required, showing lots that have frontage and access, prior to the approval of the vacation at City Council.
2. There is an existing telephone cable line over the west end of the right-of-way which will require an easement.
3. In order to expand the mobile home park a pre-existing special permit is required and would need to be amended through the Planning Commission and City Council.
4. The Public Works & Utilities Department recommends approval of the vacation request.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 The abutting owners must submit a final plat that will create lots that front on and have access to public streets or private roadways and all requirements of the final plat have been completed except the transfer of ownership of the vacated street to the subdividers, or the plat is vacated.

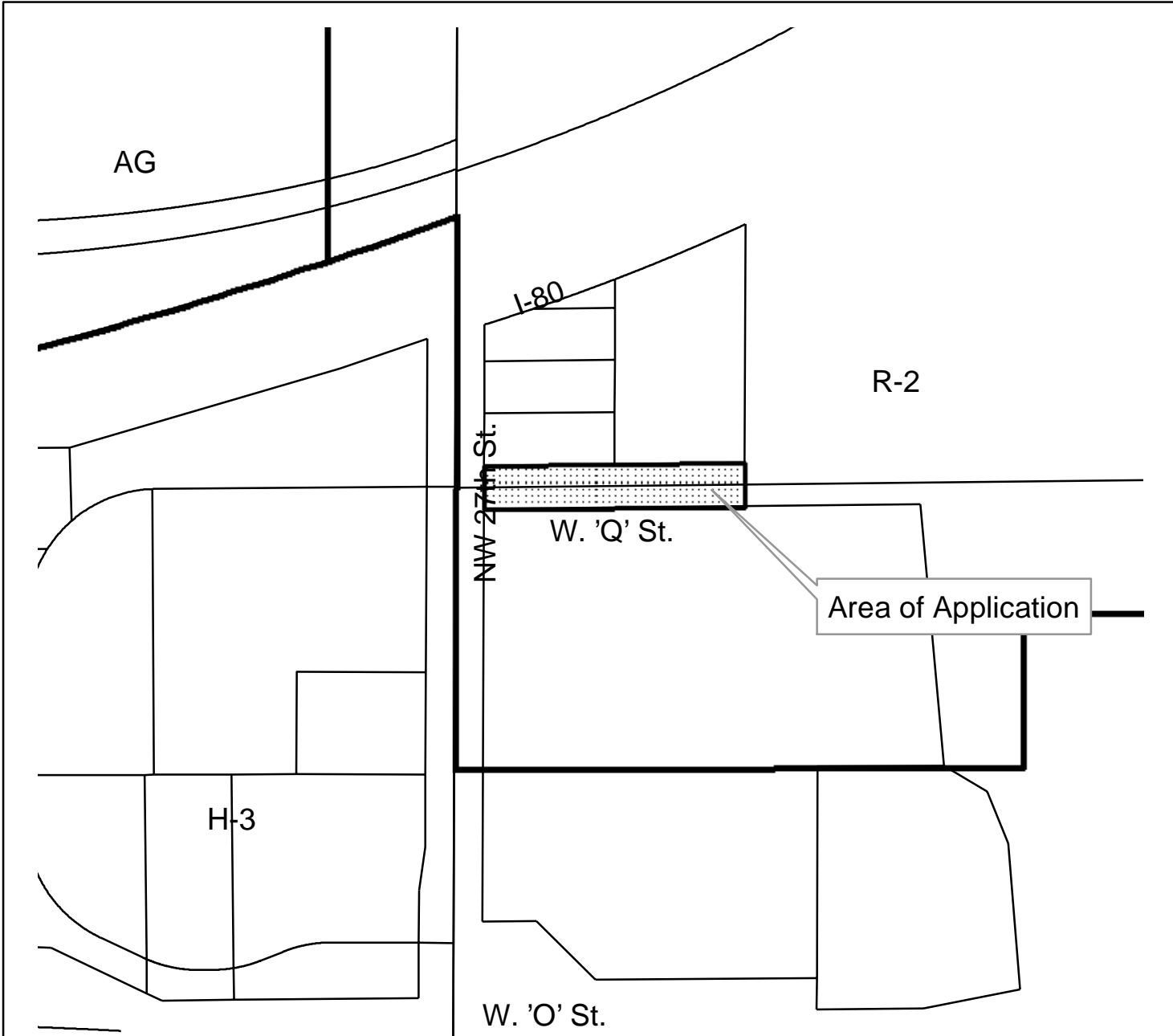
Prepared by:

Becky Horner
Planner



Street & Alley Vacation #02013
NW 27th & W 'Q' St.



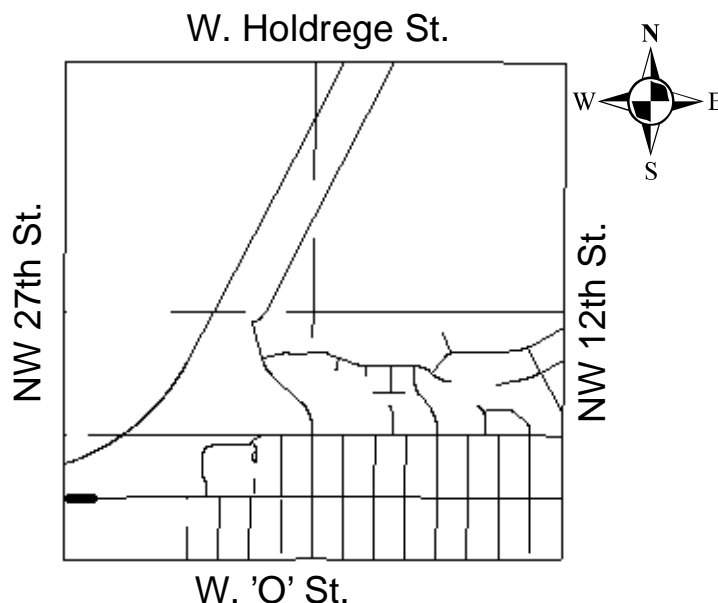
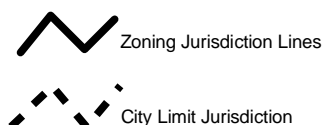


Street & Alley Vacation #02013 **NW 27th & W 'Q' St.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 21 T10N R6



Lincoln



Nebraska's Capital City

October 3, 2002

Lincoln City/Lancaster County
Planning Commission
Lincoln, NE 68508

RE: Vacating West "Q" Street from Northwest 27th Street East for a Distance of 506.1 Feet


Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a proper petition from Tom Kennedy, President of Meadowbrook Properties, LTD., owners of Lot 210 Irregular Tract in the southwest quarter of Section 21, Township 10 North, Range 6 East, to vacate the above described public right-of-way. Petitioner is requesting this vacation to add space to the adjacent mobile home park. The State of Nebraska is the owner of Lots 10 and 11, Ruben Place, adjacent to the north side of proposed vacation. Per conversation with a representative from the Nebraska Department of Roads, they have no objection to the vacation provided that the north half of the vacated right-of-way is deeded to them. The Nebraska Department of Roads has not signed a vacation petition.

Alltel has an existing overhead cable at the west end of the requested vacated area. They request a permanent easement for this facility. The easement would cover the west 20 feet of the proposed vacated area.

The Department of Public Works and Utilities recommends approval of this vacation request. This vacation contains an area of 25,150 square feet, more or less.

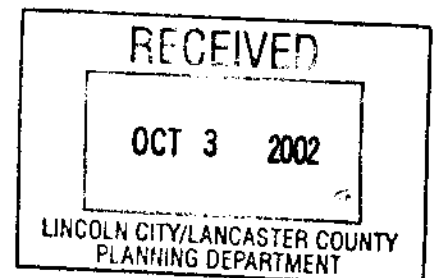
Sincerely,



Byron Blum
Engineering Services

cc: Mayor Wesely
Allan Abbott
Marc Wullschleger
Nicole Fleck-Tooze
Roger Figard
Joan Ross
Clint Thomas
Dana Roper
Frank Blankenau - NDOR

West Q Vac item wpd



STATE OF NEBRASKA

DEPARTMENT OF ROADS

John L. Craig, Director
1500 Highway 2
PO Box 94759
Lincoln NE 68509-4759
Phone (402)471-4567
FAX (402)479-4325
www.dor.state.ne.us

October 21, 2002



Mike Johanns
Governor

Lincoln/Lancaster County
Planning Commission
Marvin Krout, Director
Lincoln NE 68508

Re: Vacation of West "Q" Street

Dear Mr. Krout,

Be advised that the NEBRASKA department of Roads does not object to the proposed vacation of "Q" Street.

Also be advised that NDOR does not object to the vacation of that portion of the Rubin Place plat that includes property owned by NDOR.

Sincerely,

A handwritten signature in cursive script that reads "Frank Blankenau".

Frank Blankenau
Property Management Supervisor
Right of Way Division